O.F. 71.

P34

1937.

# Department of Revenue

OFFICE Bd of Revenue

STATION Madras

N.T.D.

B 666/34

| | |
|---|---|
| No. | 851 |
| Dated | 12-3-37 |

Papers in the file

(SUBJECT.)

Town Planning - (South Kanara) - Mangalore Municipal - Kodialbail East and West Ward Schemes - Papers recorded.

C.F. 30.

DEPARTMENT.

APO9
B666

1 - FEB 1934
LAND REVENUE AND SETTLEMENT

Received ..... 19 Registered ..... 19

COLLECTORS OFFICE
No. 24 JAN 1934
SOUTH CANARA

454.34.134

Subject.

Town Planning - Mangalore Municipal Council
Kodialbail East & West Ward Town Planning
Schemes - Resubmitted for sanction.

---

ENCLOSURES.
No. .....
.....
Spare copies .....

W No. 91/33-34

*Station* Mangalore, *Dated the* 22nd January 1934.

From (Name) M.R.Ry. K. Vittal Shetty, Avl.,
(Designation) Chairman, Municipal Council, Mangalore.

To The Secretary to the Government of Madras,
LOCAL SELF GOVERNMENT Department.
Fort St. George, Madras.

~~Sir~~, Thro'
xx
The Collector of South Kanara, The Board of Revenue and the Director of Town Planning.

Sir,

The above schemes are herewith resubmitted to Government for sanction after being revised in the light of the remarks made by the Director of Town Planning in his note communicated along with G.O.No. 2477 P.H.Ms dated 4th November 1933.

A copy of the resolution of the Council approving the schemes is enclosed.

Your obedient servant,

Chairman, M. C.

RR 5788 Rt (R)
14-11-33.

2

N. Dis 454-34-B4

Submitted ~~through~~ to the Secretary to the Board of Revenue, Land Revenue and Settlement Madras. I have not examined this paper yet anyway, before submitting it

Collector 28/1

mk 27.1.34. CN 27-1-84

3

WNo. 91/33-34

*Extract from the Proceedings of the Mangalore Municipal Council, dated* 15th January *1934.*

PRESENT:-

x x x x

11. Read G. O. No. 2477 P. H. MS. Dated 4- 11- 1933 returning for revision the Town-Planning schemes of Kodialbail east and west wards and the Town-Planning Committee's recommendations thereon.

The Town-Planning committee's recommendation is approved and the schemes with the revised estimates are approved and passed. The Council is of opinion that the procedure prescribed in section 14.(4) of the Town Planning Act need not be followed.

x x x x

/ TRUE COPY /

Municipal Office,
Mangalore, 19-1-1934.

Chairman, M. C.

5

Draft.

Town Planning: (South Kanara)
Mangalore Municipal Council
Kodialbail East Ward
Town Planning schemes.

Mpl-2-cj. B.666/34

DESPATCHED
13 FEB 1934

Ref B.666-34-1 & 9.2.34.

The Director of Town Planning is requested to forward a copy of his letter No. 1762/33 & 5.9.33. referred to in his D.O.No. 2477 P.H. M.S. & 4.11.33, with reference to which the town planning schemes for the Kodialbail east and ward schemes were ordered to be revised.

P.B. 5788 Rh (R) 14.11.33.

9.2.34

Sd
7/2/34.

Sd
8/2

GW:

The Chief has not examined the question in any detail - vide his forwarding remarks at p2 of the Report. Remarks of the Director of Town Planning with regard to which the [illegible] question has been [illegible]

7

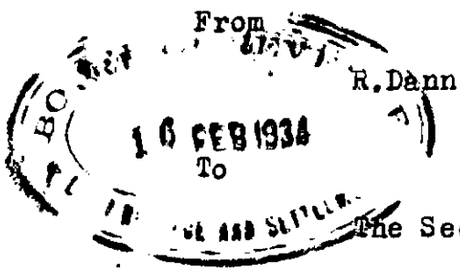
[B961] B. 36°/34

D.T.P.No. 250 /34.

Town Planning Department,
Chepauk, Madras,
15th February 1934.

From

R.Dann Esq., M.T.P.I.
Director of Town Planning, Madras.



To

The Secretary to the Board of Revenue,
Land Revenue and Settlement,
Chepauk.

Sir,

Ref. Your No.666/34-1 dated 9th February 1934 re. Town Planning (South Kanara) - Mangalore Municipal Council - Kodialbail East and West Ward Town Planning schemes.

---

I have the honour to send herewith a copy of this office w.o. below ~~letter~~ No.1762/33. dated 5th September 1933 as requested.

I have the honour to be,
Sir,
Your most obedient servant,

R Dann

Director of
Town Planning.

---

w.o.
D.T.P.No.1762/33 Kodialbail East and West Ward Schemes.
5th July/Sept. 1933.

These two schemes may be sanctioned together.

I suggest the revision of the estimates on the following lines;-

Item 1(1),2(1) and (2) Debits - Schedule II.

I think the council may have to bear the cost of acquiring land only whenever existing roads and lanes have been proposed to be widened. As for the new roads they may be able to get the necessary land free of cost, from the owners who would be only too glad to do so in lieu of payment of betterment contribution. The council may know to what extent they may anticipate such co-operation from the owners and they may accordingly include under item 2(c) on the credit side the value of such land.

Item 1(2). This item presumably includes cost of acquiring land for markets, schools, parks and other public purposes. The cost of land for markets, schools items 4(a) and (b) being suitably revised. The Council may also postpone the acquisition of land for parks and open spaces for the present.

Item 2(3) Only the urgent culverts may be constructed.

Item 2(5). Cost of lighting may be debited to the Municipal lighting fund.

Item 2(10) and 3. The entire cost under these heads may be omitted.

Item 4(1) to (4). The miscellaneous expenditure may not exceed on the whole Rs.1500.

---

L.S.G.U.O.No. 29536-1 E.2 P.H. dated 4th September 1933.

9
1

Draft.

Town Planning - (South Kanara
Mangalore Municipal Council -
Kodialbail East & West ward
Town Planning schemes.

B 2 S 14/34.

C.A.S

I 4.4.34

Pl read the cons Govt. order.

B. 666/34. ...Q pp1-2 enc.

B. 666-34-1 & 9.2.34 - Q p5 enc.

B. 961/34 -- Q. p1 enc.

Issue by 2/3/34

not found - like 4

Rep. & Rep. 24 & 26 of (I) Nos 13/4 9.5.33.

Rep. B. 666-34-2 & 2. 3. 34

The Court's attention is invited to rules 35 and 47 of the rules issued in G.O. No 632 P.H. & 16.3.33 and clause 8 of the schemes submitted with this letter read above. (The) is requested to check the particulars in the schemes and the maps etc. and resubmit them at an early date.

2. A copy of the letter from the Dir. of Town Planning No. 1762/33 & 5.9.33 referred to in G.O. Ms. No. 2477 P.H. MS II. & 4.11.33 and with reg. to which the schemes were ordered to be revised is also enclosed for reference.

28/3

2/3/34

(Under § 14 (5) of the Madras T.P. Act the notification of the scheme in the Fort St. George Gazette shall operate as a declaration under § 6 of the Land Acq. Act pp7-8 enc. in respect of the land (R) mentioned in schedules III & IV of the report. The Collector

Forward copy of S. Kanara cons with 2 schemes, maps and a copy of the letter from the Dir. of Town Planning.

Issue see

Ref. the Cons order

2/3/34

11 R.P+S-7-B666/34

85-2286

L. Dis. 1202--B4.

South Kanara Collector's Office,

Mangalore, dated 19th April 1934.

From

E. M. Gawne, Esq, I.C.S.,

Collector of South Kanara.

To

The Secretary to the Board,

Land Revenue & Settlement,

Madras.

Sir,

Town Planning--South Kanara--Mangalore Municipal Council--Kodialbail East and West ward--Town Planning schemes.

---

Ref:--Board's reference B. No. 666-34-2 dated 2nd March 1934.

---

The Kodialbail East and West Ward Town Planning Schemes were once verified and submitted to Government, through the Director of Town Planning, Madras, with this office D. Dis. 1243--29 dated 30th May 1929. In November 1930, they were again received in this office from the Chairman, Municipal Council, Mangalore and were returned to him after the list of owners of Kodialbail East and West wards was duly verified by the Town Surveyor. A list of discrepancies as observed by the Town Surveyor was also sent to him. The Chairman, Municipal Council, Mangalore, states that the schemes were resubmitted to Government only after the discrepancies pointed out by me were reconciled and that since then no alterations have been made to the original schemes. In these circumstances I do not think there is need to check the particulars in the schemes and the maps again. The net capital cost of the East ward scheme has been reduced from Rs.50,000 to Rs.17,000 and of the west ward schere from Rs.1,30,000 to Rs.75,000 with reference to the Town Planning Director's suggestions in his letter [illegible]

12



dated 5th September 1923.

The enclosures received from the Board together with a copy of the letter from the Director of Town Planning, Madras, are enclosed.

Your obedient servant,

Collector.

13

Copy of letter from the Director of Town Planning, Madras, D.T.P.No. 250/34 dated 15th February 1934.-

Ref.- Your No. 666/34.1 dated 9th February 1934 re. Town Planning (South Kanara) - Mangalore Municipal Council - Kodialbail East and West Ward Town Planning schemes.

I have the honour to send herewith a copy of this office U.O.No. 1762/33 dated 5th September 1933 as -- requested.

D.T.P.No. U.O. 1762/33 dated 5th Septr. 1933.

Kodialbail East and West Ward Schemes.

These two schemes may be sanctioned together.

I suggest the revision of the estimates on the following lines.-

Item 1(1), 2 (1) and (2) Debits - Schedule II.

I think the council may have to bear the cost of -- acquiring land only wherever existing roads and lanes have been proposed to be widened. As for the new roads they may be able to get the necessary land free of cost, from the owners who would be only too glad to do so in lieu of payment of betterment contribution. The council may know to what extent they may anticipate such co-operation from the owners and they may accordingly include under item 2 (c) on the credit side the value of such land.

Item 1(2). This item presumably includes cost of -- acquiring land for markets, schools, parks and other public purposes. The cost of land for markets, schools items 4(a)

and

and (b) being suitably revised. The Council may also postpone the acquisition of land for parks and open spaces for the present.

Item 2 (3). Only the urgent culverts may be constructed.

Item 2 (5). Cost of lighting may be debited to the -- Municipal lighting fund.

Item 2 (10) and 3. The entire cost under those heads may be omitted.

Item 4(1) to (4). The miscellaneous expenditure may not exceed on the whole Rs. 1500.

L.S.G.U.O.No. 29536-1-E.2 dated 4th September 1933.

15

C.F. 16.

**DRAFT FOR APPROVAL.**

| | Date. | Initials. |
|---|---|---|
| When received for fair copying .. | | |
| When copied .. | | |
| When examined.. | 8/5/34 | |
| When signed .. | | |
| When despatched. | | |

SUBJECT:— Town Planning (South Kanara) Mangalore Municipal Council. Kodialbail East and West Ward - Town Planning Schemes.

READ AGAIN ..... dated ..... 19.....

" " ..... " ..... 19.....

READ ALSO pp 1-3 C.F. B 666/34 A (with enclosure)

No. ..... From the ....., No. ....., dated ..... 19.....

" pncf. B 2286/34 ——— Q " " 19.....

" Ref. B 666/34-3 " " 19.....

Order / Resolution — Ms. / Rout. No. ..... dated 8/5/ 19 34

pncf.

Submitted to Govt

2. The Collector reports that it is unnecessary to check the particulars in the schemes and maps again as they were checked previously in 1930 and as since then no alterations have been made to the original schemes. No fresh estimate of the net capital cost of the East Ward scheme has been reduced from Rs 58,000 to Rs 17,000 and that of the west ward scheme from Rs 1,66,000 to Rs 75,000 with reference to the Town Planning

Directors suggestions
~~contained~~ in his letter
No 1762/33-B/5-9-33 Referred pp13-14
to in G.O. No 2477 P.H./Mis (R?
B/4-11-33

28/5/34

Ans
5534
Gen
7/5 Post

To

The Secy to Govt d.S.G.

Deptt.
with ~~plans~~ schemes.
& plans.

Draft

Town Planning —
(South Kanara) -
Mangalore Municipal
Council - Kodialbail
East and West Ward -
Town Planning Scheme
P/P15-16CF. Bo's Ref B666/34-3 d 8-5-34.
9

A.S. (LR.)

Ref No B666/34-9 d 13/8/34
The Board requests
the orders of Govt on
its reference read above.

13.8.34

11.8.34
13/8/34

To
The Secy to Govt
L.S.G. Deptt

14/8

GOVERNMENT OF MADRAS

A-5362

COPY. 3 - SEP 1934

Local Self Government Department.

Memorandum No. 32821-1-D.1.P.h., dated the 30th August 1934.

---

3 - SEP 1934 REVENUE AND SETTLEMENT

Read: From the Board of Revenue (Land Revenue and Settlement), Re[illegible] 3666/34-4, dated the 13th August 1934.

....

Subject: Town Planning - Mangalore Municipal Council - Kodialbail East and West ward town planning schemes.

---

The matter is still under consideration.

V.Narasimhachariyar,
Assistant Secretary.

A.S (LR)

To the Board of Revenue (Land Revenue and Settlement).
Copy to the Chairman, Municipal Council, Mangalore.

To A.S. (LR.)

---

Filed.

& The Govt may be reminded again on 3-12-34 if necessary.

Forwarded
(By Order)

3/9/34

H 6982

Superintendent.

ASR.

B-574 / B666/34

SECY 19 SEP 1934

Revenue Department.

Memorandum No. 3782 F/34-1 dated 15th September 1934.

---

Town-planning - (South Kanara) - Mangalore Municipal Council- Kodialbail East and West ward - Town-planning schemes -

Board's reference No. B.666/34-3 dated 8.5.1934.

---

The Collector's letter and the Board's reference make no mention of the fact that the East ward scheme contemplates a receipt of Rs.50,000 as sale proceeds of Government land - (S.Nos. 284 & 285) on the assumption that the land will be alienated by the Government. The Board is requested to report at an early date whether there is any particular reason why the alienation, if made, should be free of charge for the market value. The Board's attention is invited to G.O. No.378 Revenue dated 28th February 1927.

J.A.Thorne,

Secretary to Government.

To

The Board of Revenue L.R.&.S.

(with Appendix A of the Kodialbail East ward T.P.Scheme Mangalore, in original to be returned)

---

Forwarded.

(By order)

V. Narayana Rao

Superintendent.

A.K.

A.S(QER)

IR24 1134

DESPATCHED
29 SEP 1934

Town Planning - (South Kanara) - Mangalore Municipal Council - Kodialbail East and West ward - Town-planning schemes

pp11-12 G. B 2286/34 &
p21 C.F. B 5747/34 &
Ref. RO B 666/34-5 & 27-9-34

The Collector's letter makes no mention of the fact that the East ward scheme contemplates a receipt of Rs 50,000 as sale proceeds of Govt land (S.Nos 284 and 285) on the assumption that the land will be alienated by the Government. The Collector is requested to report at an early date why the alienation, if made, should be free of charge for the market value. The Collector's attention is invited to G.O. No 378/Revenue dated 28th Feb 1927 (copy enclosed).

whether there is any particular reason

sale orders

To
The Collector of South Kanara
with Appx A of the Kodialbail East ward T.P. scheme Mangalore in orgl to be acted and copy of G.O. 378 Rev dt 28.2.27

JBV 26.9.34
26/9/34

Rev 5 B666/34 B 2086

Rev DEPARTMENT.

I REMINDER. Branch. REPLY.

C.F. 98.

To The Bd of Rev

20 NOV 1934

To The

The undersigned ~~has the honour to invite~~ is directed to invite ~~invites~~ attention to the communication noted in the margin and to request that ~~this reminder may be returned at once with information as to the reply it may be expected~~.

D.M. No. 3782 F/30 dated 15-9-34

(1) the stage at which the matter now is,

(2) the date by which a reply may be expected, and

(3) the circumstances which have caused the delay.

2. It is requested that the reply to this reminder may be sent not later than

To A.S. (L.R.)

Filed

2. The Collectors report has not yet been received and has been reminded today he ~~will be requested to expedite~~ ~~report if necessary~~ ~~as~~ ordered at ~~above~~

Office Rev Secty

Station Fort St George

Dated 16-11-34

Signature. W W Bonchen

Under Secretary

15-11-34 Designation.

Rev Dept

SUBJECT.

Town-planning - (S. Kanara) - Mangalore Municipal Council - Kodialbail East and West wards - re-planning schemes.

LAND REVENUE AND SETTLEMENT

B084/84
B7146

South Kanara Collector's Office,

Camp: Brahmavar, dated 15th November 1934

From

E. F. Gawne, Esq, I.C.S.,

Collector of South Kanara.

To

The Secretary to the Board,

Land Revenue & Settlement,

Madras.

Sir,

Town planning--South Kanara--Mangalore Municipal Council--Kodialbail East and West ward--Town planning schemes--

Ref:- Board's reference No. B-666/34-5 (Land Revenue & Settlement) dated 27th September 1934.

---

I invite the attention of the Board to G. O. No. 914 Mis. P.H. (Local Self Government Department) dated 5th April 1929, a copy of which I enclose.

2. The Municipal Council, Mangalore, is under the impression that as the Town planning scheme was approved by the Director of Town planning, Government would also agree to it. S. Nos. 284 and 285 referred to in the Board's reference constitute the Urwa Maidan proper and the Municipal Council propose to sell its -- rugged southern and eastern margins as house sites to finance the scheme. As the scheme depends on the Council's ability to raise funds, and as there are no funds in sight, sufficient to cover the expenditure involved in the scheme, except such as may be raised by the proposal, I consider that the proposal may be agreed to. Government have already waived in favour of Municipalities the collection of heavy ground rents, thus recognising their claims to a share in the enhanced value of land in towns and the proposal now submitted seems to me in accordance with this policy

Government.

2. I return the enclosures received with the Board's reference.

Your obedient servant,

Collector.

---

Abstract.

Town Planning -- Mangalore Municipal Council--The Kodialbail East Ward Town Planning Scheme--Utilisation of S. No. 1554 for housing the adi-dravidas--Collector's proposal vetoed with remarks.

---

Local Self Government Department.

G. O. No. 914 Mis. P. H. dated the 5th April 1929.

Read the following papers:-

From the Chairman, Municipal Council, Mangalore, No. 764 dated 21st December 1927.

From the Collector of South Kanara, No. 5970, dated 12th July 1928.

From the Board of Revenue (Land Revenue), No. 5621, dated 3rd September 1928.

Order:-

Under section 12 of the Madras Town Planning Act, 1920, the Government have issued a notification calling on the Mangalore Municipal Council to prepare, print and submit for their sanction the Kodialbail East Ward Town Planning Scheme. The Collector of South Kanara proposes to utilise a portion measuring 10 acres of S. No. 1554--Urwa Maidan--included in the above scheme, for housing the Depressed Classes. The Mangalore Municipal Council and the Director of Town Planning point out that if the Collector's proposal is accepted the financial aspect of the Town Planning Scheme would be adversely affected and that the trenching ground at Derebail may be used for the purpose. The Director of Public Health who has inspected the trenching ground -- finds no objection to its utilisation for this purpose. The Government agree with the

69

Municipal Council and the Director of Public Health and accordingly direct that the trenching ground instead of a portion of S. No. 1554 be utilised for housing the depressed classes.

(By order of the Govt. Ministry of Public Health).

MILTON BROWN,

SECRETARY TO GOVERNMENT.

To

The Chairman, Municipal Council, Mangalore.
" Collector of South Kanara.
" Director of Town Planning.
" Director of Public Health
Copy to the Revenue Department.

(True copy)

Collector.

Town Planning – (South Kanara
– Mangalore Municipal Boundaries
– Kodialbail East and West
Ward Town Planning Schemes

p 21 Cf. B 5747/34 ✓
pp 27-29 Cf. B 7146/34 A
Rf No B 666/36-6 ✓ 5/1-/34
Submitted to Govt

2 In the circumstances
reported the Board supports
the Collector's recommendation

[illegible]
5/12/36

[illegible]
41234
[illegible]

To

The Secy to Govt R.D.
with Appx A & the
Kodialbail [illegible]
T.P. [illegible]

H.S. (L.R.)

Town Planning (South Kanara) - Mangalore Municipal Council - Kodialbail East and West Ward Town Planning Schemes

p 31 cf. Bds Rf B666/34-6 d 5-12-34 &

Rf No B 666/34-7 d 6.3.35

The Board requests the orders of Govt on its reference read above

6.3.35

5.3.35

5/3/35

To

The Secy to Govt R.D.

35

666/34

LOCAL SELF GOVERNMENT DEPARTMENT.

MEMORANDUM No.10560-1 D1 P.H., dated the 29th March 1935.

READ:--
From the Board of Revenue, Land Revenue and Settlement,
Ref.No.B.663/34-7, dated the 6th March 1935.

---

SUBJECT:-- Town Planning - Mangalore Municipal Council - Kodialbail East and West Ward Schemes.

---

The matter is still under the consideration of the Government.

M.T.Duraiswami Aiyangar,
Assistant Secretary to Government.

To the Board of Revenue (Land Revenue and Settlement).

---

Forwarded.
(By Order)

Superintendent.

G.V.K. 29-3-35.

37

Local Self-Government Department.

---

BOARD OF REVENUE 11 MAY 1935
666/34
BOARD OF REVENUE 11 MAY 1935

MEMORANDUM No.51823-1D1,P.H., DATED 8TH MAY 1935.

---

From the Chairman, Municipal Council, Mangalore, D.No.91/33-34, dated 2nd January 1934.
From the Director of Town-Planning, No.1149/34, dated 12th July 1934
From the Board of Revenue, L.R.dS., B.No.666/34-6, dated 5th December 1934.

Subject:- Town-Planning - Mangalore Municipality - Kodialbail East and West Ward Schems - Financing.

---

In the Kodialbail East Ward Town-Planning scheme the Mangalore Municipal Council has taken credit for a sum of Rs.50,000 under sale proceeds of sites and buildings. The Municipal Council expects to realise this amount by selling Government lands in S.Nos.284 and 285 for house sites. The Government do not ordinarily alienate their lands to local bodies free of cost for sale as sites for houses. The alienation of the lands which are required for school sites, streets, lanes and play grounds and for open space will be free of charge for the occupancy right and free of ground rent. The alienation of the remaining lands which are to be used as sites for houses, and business premises and which will be sold in auction to private individuals will be free of charge for the occupancy right and free of ground rent, until the first plot of this area is sold and thereafter any portion of the area remaining unsold will similarly, until sold, be free of charge for the occupancy right and free of ground rent. As each plot is sold it will become liable to such ground rent as the Collector may prescribe for it which ground rent will be liable to revision at each re-settlement and the charge for the occupancy right realised at the sales will have to be credited to the Government. If the above procedure is followed the expenditure which the Council will have to incur in connection with the execution of the Kodialbail East and West Ward Town-Planning Schemes will be (Rs.67,000 plus 75,000) Rs.1,42,000. If the Council raises a loan of this amount from the Government repayable in 20 years at the rate of

(2.P.O)

3½ per cent per annum the annuity for the payment of the loan will amount to Rs.10,215 per annum. The Municipal Council is requested to report whether it is prepared to finance the schemes by raising the necessary loan and if so how it proposes to provide the amount required annually for the repayment of the loan.

2. With reference to Clause 24 of each of the schemes referred to above, the Council is requested to report specifically at what percentage it proposes to levy the betterment contribution in respect of the lands included in each scheme.

R. SUBBAYYA,

Jt. Secretary to Government.

To the Commissioner of the Mangalore Municipality, through the Chairman, Municipal Council, Mangalore.
To the Director of Town-Planning.
" Board of Revenue, L.R.&S.

---

F O R W A R D E D.

(BY ORDER)

Superintendent.

As for this file ~~Proc. 975~~.

Subject: As on p 37 c.f.

pp 27-28 cf. B 7146/34 — Q
pp 37-38 cf. B 2621/35 — A

Ref. No. B 666/34-8 dt 13-5-35

Communicated to the Collr. of S. Kanara.

13/5/35

DESPATCHED
16 MAY 1935

To the Collr of S. Kanara.

AS (L&R)

39

Mr AHAT

C.F. 16.

# DRAFT FOR APPROVAL.

| | Date. | Initials. |
|---|---|---|
| When received for fair copying .. | | |
| When copied .. | | |
| When examined .. | 15 AUG 1935 | |
| When signed .. | | |
| When despatched .. | | |

SUBJECT :— Town-Planning – (South Kanara) – Mangalore Municipal Council – Kodialbail East and West Ward Schemes.

READ AGAIN , dated 19

p31 c.f. " " Bds's Refce. No B 666/34-6 dy 5 - 12 - 1934. Q.

READ *ALSO* :—

pp 37-38 c.f. No. B2621/35 From the Govt. L.S.G. Deptt - , dated Q. 19.

" " " " 19.

" " " " 19.

Refce. Order / Resolution / Ms. / Rout No. B666/34-9, dated 13 — 8 — 1935.

The Board requests the Orders of the Govt. on its Reference read above.

13/8

12/8/35

12/8/35

12/8/35

To the Jt Secy to Govt. L.S.G. Deptt.

41

B4864

666/34

BOARD OF REVENUE
27 AUG 1935
LAND REVENUE AND SETTLEMENT

GOVERNMENT OF MADRAS

SECY.
27 AUG 1935

Local Self-Government Department.

---

MEMORANDUM NO.30661-1D1-P.H., DATED 26TH AUGUST 1935.

---

From the Commissioner, Mangalore Municipality, W.No.91/33-34, dated dated 23rd July 1935.
From the Board of Revenue, L.R.&S., Ref.No.B.666-34-9, dated 13th August 1935.
Subject:- Town-Planning - Mangalore Municipal Council - Kodialbail East and West ward schemes.

---

The Commissioner, Mangalore Municipality, is requested to state when the reply of the council to Lemo. No.51823-1D1P.H., dated 8th May 1935 may be expected to reach the Government. The matter has been pending for more than three months.

M. T. DURAISWAMI AYYANGAR,
Asst. Secretary to Government.

To the Commissioner, Mangalore Municipality, through the Chairman, Municipal Council, Mangalore.

Copy to the Board of Revenue, L.R.&S.

---

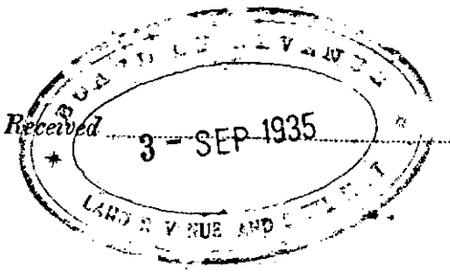
Forwarded.
(By Order)

S. Sundaram
Superintendent.

43

DEPARTMENT.

B 5003
666/34




Registered ..... 19

Subject.

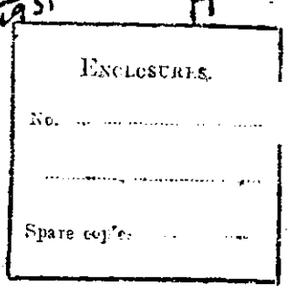
To AS(LL)

This is only a copy of a letter addressed to the Govt (LSG Dept). It may be filed and the orders of the Govt awaited.

C&B 4935 IVC 4931

pp 31-38

4935




TOWN PLANNING -- Bangalore Municipality -- Kodialbail East & West ard Schemes -- Financing.

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Reference:- Govt. Memorandum No.5193 - Lnl- .., dated 8-5-1935 & Memo No.30661 -Lnl -.. ., dated 26-8-1935.

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p 41

W. No. 91/33.34

Station Bangalore Dated the 28th August 1935.

From (Name) M.V. C. R. Varunakara Menon, Avl., B.A.,

(Designation) Commissioner, Bangalore Municipality,

To The Secretary to the Government of Madras,

Local Self Government Department.

Through: Fort St. George,

Sir,

The Chairman,
Municipal Council, Bangalore.

While submitting the Kodialbail East ard Town Planning Scheme, the Council had taken credit for a sum of Rs 50,000/- being the sale proceeds of the house sites in the Urwa Maidan, in the hope that the amount on realisation would be credited to Municipal Funds in which case the estimated cost of the scheme would be only Rs 17,000/-. If as now stated by Government, the sale proceeds cannot be credited to Municipal Funds, the estimated cost of the scheme will go up to Rs 67,000/-. I have in this connection to point out that in 1928, when the Collector of South Canara enquired as

assign

assign 10 acres out of the Urwa Maidan for a Depressed Classes Colony, this Council objected to the assignment and the Director of Town Planning agreeing with the views of the Council, Government in their Order No. 914 P.H., dated 5-4-1929 directed that the Trenching Ground be utilized for the purpose of the depressed classes colony. The main ground of objection to the assignment proposed by the Collector was that the financial aspect of the Town Planning affected and the proposal of the Collector was therefore vetoed by Government. I would in this connection invite the attention of Government to the remarks of the Director of Town Planning - dated 9-8-1928/communicated with Memo No.33614 - 1 D3 P.H., dated 3-9-1928. It will thus be observed that the main source of revenue out of which the Council expected to finance the scheme was the sale proceeds of the house sites and that if the Council is now deprived of that income it will be rather difficult to carry out the scheme. In view of these facts, the Council requests that Government may be pleased as a special case to permit the utilization of the sale proceeds of the house sites to be credited to the Municipal Funds so as to meet the cost of development of the Urwa Maidan and the area around it.

If however this is agreed to, the Council is prepared to meet the cost of the scheme from out of its own funds. It is not possible to state at this stage whether the Council will be able to meet the entire cost of the schemes out of its funds immediately. The Council may have to approach Government for a loan for the purpose in the first instance in order to acquire the land before the statutory period of three years laid down in section 34 of the Town Planning Act as otherwise the Council is liable to pay the additional compensation of 15% for the acquisitation of lands. The loan if taken will be repaid out of the annual allotment from Capital Accounts and also by the levy of betterment contribution. Of late this Council has been spending a sum of Rs 20,000/- to Rs 25,000/- towards capital works such as acquisition of lands for roads

and

and for widening the existing roads and in areas where Town Planning Schemes have been prepared, such works are done in conformity with the Schemes. It will thus be possible for the Council to find funds for the repayment of the loan -- which may have to be taken from Government.

In this connection it is also suggested that if Government are unable to deviate from the ordinary proceedure of alienation described in Memo No. 51823-1D1- P.H., dated - 8-5-1935, the option of purchasing all the house sites at a nominal value may be left to the Council, so that the Council may purchase all the house sites and dispose them off and -- realise at least the cost of formation of roads and other -- incidental charges. This question may be decided after the- sanction of the schemes.

Referring to para 2 of the above memo the Council has decided to levy a betterment contribution at the rate of 7½% of the increase in value for a period of 30 years.

A copy of the resolution of the Council on the -- subject is enclosed.

Your obedient servant,

C.R. Ramamurthy 29.8.35

Commissioner, M. C.

Copy to:
The Director of Town Planning, Chepauk, Madras.
The Secretary, Board of Revenue, (L.R.S.) Madras.

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F O R W A R D E D

Mangalore,
30-8-'35.

Chairman, M. C.

47

No. .....

*Extract from the Proceedings of the Mangalore Municipal Council, dated* 31st July *19* 35.

PRESENT:-

X X X

13. Read Govt. Memorandum No. 51823-1D1 P.H., dated the 8th May 1935 in the matter of financing the Town-Planning scheme of Kodialbail East and West Wards and the Commissioner's note with the Town Planning Committee's remarks thereon.

In view of the fact that Government in G.O.No.914 Mis. P.H.,X dated 5-4-1929 agreed with the Municipal Council and the Director of Town Planning that the financial aspect of the Town -- Planning Schemes would be adversely affected if portions of Urwa -- Maidan are assigned to the Adi-Dravidas, the Council resolves to -- request Government as a special case to permit the utilization of the sale proceeds of the house sites at the Urwa Maidan for the - development of the same and the area around it. If however, this is not possible, it resolves to finance the scheme either out of its own funds or by a loan from Government if a necessity arises. The Council further resolves to levy betterment at the rate of 7½% per -- annum of the increase in value for a period of 30 years.

X X X

/ TRUE EXTRACT /

Municipal Office,
Mangalore, 29-8-'35.

C. Kammakarahenn.
29.8.35
Commissioner, M. M.

49 B6926 666/34

BOARD OF REVENUE 2-DEC 1935 LAND REVENUE AND SETTLEMENT

GOVERNMENT OF MADRAS

SECY. 4-DEC 1935

Local Self-Government Department.

MEMORANDUM NO.49723-1E2-P.H., DATED 29TH NOVR. 1935.

R.T. in original -----

From the Board of Revenue, L.R.&S., No.B666-34, dated 18th Novr. 35.

To AS(HL)

Subject:- Town-Planning - Mangalore Municipal Council - The Kodialbail East and West Ward schemes.

Files
2. Next R.T. to come, if any, on 13-2-36.

23/12/35

The Board of Revenue, Land Revenue and Settlement, is informed that the matter is still under the consideration of Government.

M. T. DURAISWAMI AYYANGAR,
Asst. Secretary to Government.

To the Board of Revenue, L.R.&S.

Forwarded.
(By Order)

B. Kuttabba
Superintendent.

TJVN.29/11.

51

BOARD OF REVENUE
27 FEB 1936
MADRAS

GOVERNMENT OF MADRAS

13569
066/36

27 FEB 36

Local Self-Government Department.

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MEMORANDUM NO.8189-1E2-P.H., DATED 25TH FEBRUARY 1936.

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From the Secretary, Board of Revenue, Land Revenue, dated 17th February 1936.

Subject:- Town-Planning - Mangalore Municipal Council - Kodialbail East and West Ward schemes.

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To AS (LR)

Files.
2. Next R.T. may issue, if any, on 15-5-36

The matter has been referred to the Director of Town-Planning for remarks and orders will issue in due course.

V. NARASIMHACHARIAR,
Asst. Secretary to Govt.

To the Board of Revenue, (Land Revenue).

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Forwarded.
(By Order)

Superintendent.

TJVN.25/2

53

C.F. 94.

L.S.G. Department.

**REMINDER.** _____ *Branch.*

To The Secretary to Govt. L.S.G. Deptt. 6266

I ~~have the honour to invite~~ am directed to invite attention to Bds Rejn. 9-MAR 1937

No. B666/34-6, dated 5.12.34 and

to request that the ~~reply to~~ order on it may be expedited. ~~with request that this reminder may be returned at once~~

information as to—

(1) the stage at which the matter now is,

(2) the date by which a reply may be expected, and

(3) ~~the circumstances which have caused the delay.~~

Office Board Revenue

Station Madras

Dated 3-3-37

Signature. for Addl Jt Secy

Designation.

Cde 1587 SG 3/3/37

*SUBJECT.*

Town Planning - (S. Kanara) - Mangalore Municipality - Kodialbail East and West Ward Schemes.

SG 5/3/37

**REPLY.** L.S.G. Dept.

To The Secretary Board of Revenue

Memo No. 6266-1-A1 L.SG

Dt 6-3-37

Orders on the Kodialbail East and Westward Schemes, Mangalore, will be issued after the question of the general policy of Govt. with regard to Govt. lands in T.P. Scheme areas is disposed of.

Dom 5-3-37

6/3

54

B666/34

To AS(LGL)

Refer Reply of R.Y. overleaf

There is no need to keep this file open. The orders of the Govt. on the town planning scheme dealt with in this file may be dealt with on receipt. The papers in this file may be recorded. Draft sub.

Ref. Mis 85/37-38.

Recorded.

12/3/37

10/3/37

10/3.

5
DS

## Note file.

Town Planning - (S. Kanara) -
Mangalore Municipal Council
- Kodialbail East & West ward
- Town Planning schemes.

Nos. 1 & 2 Cf.

p. 5 cf. Jt. Dir. Rep. Cs. 666 - 34 & 9 2-34.

p. 7 cf. Cs. 961/34.

Pt. See the letter from the Municipal Chairman, Mangalore at p1 cf. submitting the town planning schemes relating to Kodialbail East and West wards for the sanction of Govt. and the Coll's forwarding remarks at p 2 cf.

2f. The schemes were returned for revision with reference to the suggestions of the Dir. of Town Planning The W.C. remarks of the Dir. are at pp 7-8 cf. ~~Thereon~~ On their order at p 1 of (R) Govt. directed that the revised schemes should be subm. through the Coll., the Board and the Dir. of Town Planning. The Coll. has now examined the revised scheme from his point of

N-5783 (R)
16-11-35.

the remarks of the Dir of Town Planning relate to the financial aspect of the schemes. They cannot be effectively checked in the absence of the original schedules. This may therefore be left to the Dir. of Town Planning to check for verification whether his suggestions have been properly carried out.

3). The original schemes were scrutinised by the Board in 1929 and the necessary remarks regarding the levy of ground rent were made. They have been embodied in the revised schemes. Under rule 47 of the rules issued by the Govt. under the Town Planning Act the Dist. Colr. should check the particulars of the scheme, the maps and schedules before submitting them to the Board. The rules were issued in G.O. No. 632 P.H. dt 16.3.33. and the orders directing the revision of the schemes were issued in Nov. '33. From this it may be presumed that the schemes were approved by Govt in all their respects ~~and~~ except in the case of the suggestions made by the Dir. of Town Planning. In the circumstances it appears unnecessary to ask the

BB. 6887 dt 5-10-29 (K)

pp 5-7 of (K)
clause 9 and p 2 of (H) & (U)

p 26 of (I) Mis 1314/9 5-33.

p 21 of (I)

(R) Rt 5788/14-11-33

the Coll^r to recheck the schemes.

The chairman's letter and enclosures may be subm^d to Govt through the Dir. of Town Planning with the remark endorsement that the Board has no remarks to offer.

S

24.2.34

Orders

24/2/34. Consulted the P.A to the D.T.P. as directed by the Secy. Please see para 8 of the scheme. The schedules should be checked. Please draft to Collector as ordered by Secy in person

26.2.34

~~D.A.S.(LR)~~

Draft subm^d.

2.3.34

S
A.S.(LR)

B.O's Refce No 13666/34-2 & 2334 p 9 C.F.
B 22 86/34 pp 11-12 C.F.

To A.S.(LR)

Please see the letter from the Collector of South Kanara at pp 11-12 C.F. in reply to B.O's Refce at p 9 C.F.

The Chairmans letter at page 1 C.F. with enclosures (schemes, maps etc) may now be submitted to Govt through the Director of Planning. The Govt may be informed that the particulars in the schemes and maps have not been checked by the Collector, as it was previously done in 1930; and as there have been no alterations made to the original schemes that the net capital cost of the East Ward scheme has been reduced from Rs 58,000 to Rs 17,000 and of the west Ward scheme from Rs 166,000 to Rs 75,000 with reference to the Town Planning Directors suggestions contained in his letter No 1762/33 D) 5-9-33 referred to in G.O No 2477 P. H. Mo D/4-11-33

p11 C.F

D 3 W 4/5

pp 13-14 C.F

(R)

For orders

1-5-34

2/5/34

Rc 3534

Ao 3.5.

A.S.(LR.)

To A.S.(LR.)

Draft submitted

JRV 5534 8/5/84

LR 7/5/84

Bds Ref No B666/34-3 of 8-5-34 pp15-16 cf.
B5747/34 p 21 cf.

To A.S.(LR.)

Please see the post memorandum at page 21 CF.

Draft to Coll^r submitted for approval.

JRV 26934 26/9/34

A.S.(LR.)

[Bds Ref No B666/34-5 of 27-9-34 p23 CF.
B7146/34 pp27-28 CF.]

To A.S.(LR.)

Please see the Collector's reply at pp27-28 CF. to the Board's Rfce at page 23 C.F.

2. The Collector states that as the Council has no funds to finance the scheme except such as may be raised by the sale of the lands in question the proposal may be agreed to. Recently the Board recommended

the proposal of the Collector of Chingleput and Madras that in respect of the Tambaram Town Planning scheme 50% of the sale proceeds of poramboke should be granted to the District Board in order to prevent the scheme from working at a loss in the circumstances the Collector's recommendation in the present case may also be supported. To adm.

plan

ordinary abp 1-2 M. F. of Endt B 5425/34 (4) 16-10-34

h 30.11.34

Dw 1.12.34

Dft 28.11.34 Typed

S

M

SECY. 3-DEC.1934

J. A. S. (L.R.)

A. S (L&R)

draft submitted.

Dft 4.12.34 Typed

h 5.12.34